
SHEET No.

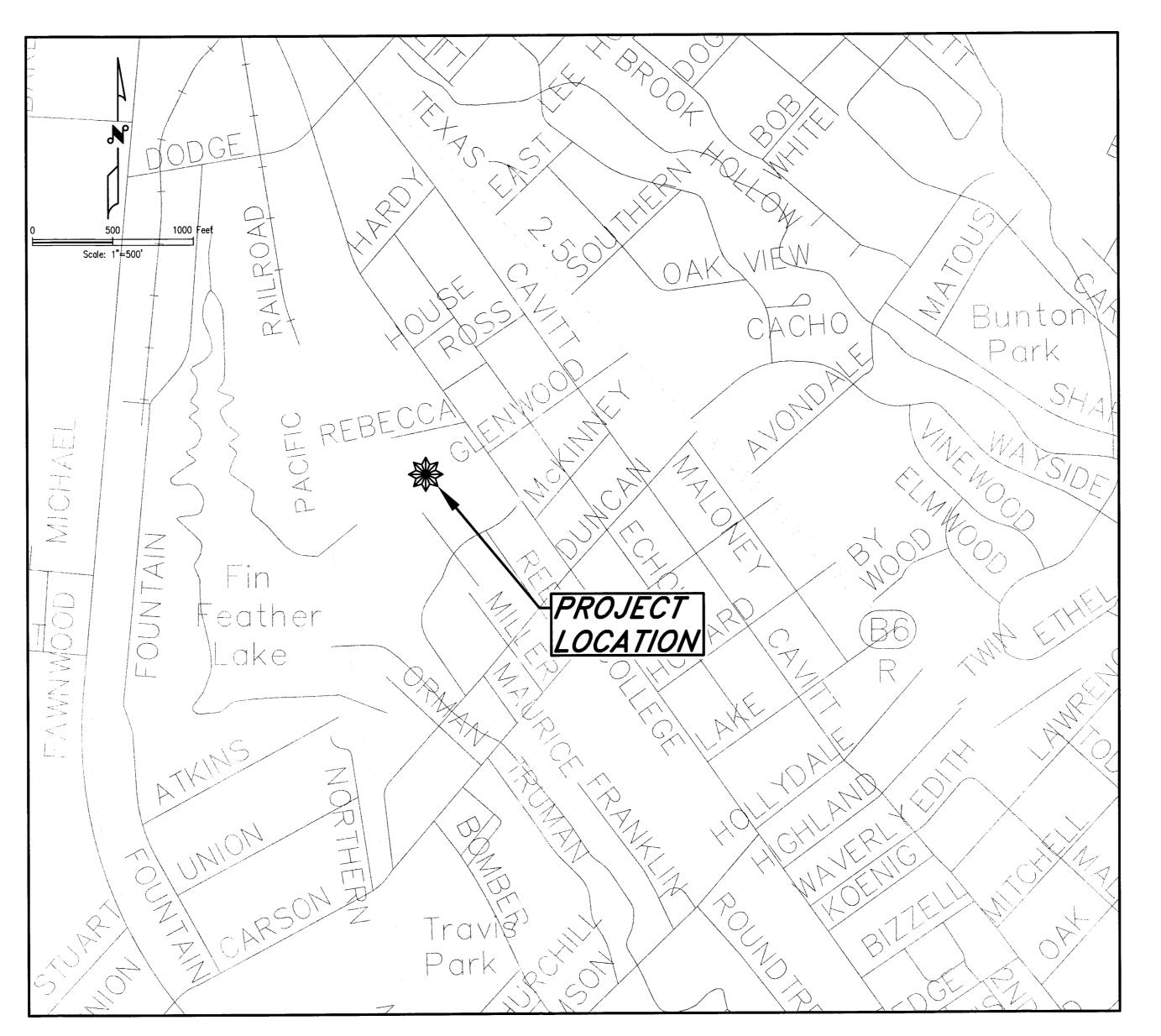
<u>TITLE</u>

INDEX OF DRAWINGS

- COVER SHEET, INDEX & PROJECT LOCATION MAP GENERAL NOTES, BENCHMARKS, ABBREVIATIONS, & LEGENDS
- 3 EXISTING CONDITIONS, DEMOLITION & EROSION CONTROL PLAN
- 4 SITE PLAN & DIMENSION CONTROL PLAN
- 5 GRADING & UTILITY PLAN 6 MISCELLANEOUS DETAILS

NEW OFFICE

J&C JOB NO. 13678-0001-00



PROJECT LOCATION MAP

SCALE: 1"=500'

August 2015



LONES CAR



INTERIM REVIEW

Not intended for construction, bidding or permit purposes.

Engineer: DARREN HUCKERT

P.E. Serial No.: 101112

Date: 08-19-2015

SHEET No 1 OF 6

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ABBREVIATIONS:

ASPH-ASPHALT LT-LEFT B-B-BACK-TO-BACK MAX.-MAXIMUM MIN. -MINIMUM C.S.-CONSTRUCTION STATION MLBX-MAILBOX C-C-CENTER-TO-CENTER MOD-MODIFIED CIR-CIRCLE CL-CENTER LINE NG-NATURAL GROUND NTS-NOT-TO-SCALE CMP-CORRUGATED METAL PIPE O.C.-ON CENTER CONC-CONCRETE O.C.E.W.-ON CENTER EACH WAY D.I. - DUCTILE IRON PKWY-PARKWAY DIA. - DIAMETER PL-PROPERTY LINE DRIVE-DRIVEWAY PROP.-PROPOSED DWY-DRIVEWAY PVC-POINT OF VERTICAL ELEV.-ELEVATION CURVATURE ESMT-EASEMENT PVI-POINT OF VERTICAL EX-EXISTING FL-FLOWLINE INTERSECTION PVMT-PAVEMENT GALV. —GALVANIZED PVT-POINT OF VERTICAL TANGENCY H.M.A.C.—HOT MIX ASPHALTIC R-RADIUS CONCRETE RCB-REINFORCED CONCRETE BOX HORIZ-HORIZONTAL RCP-REINFORCED CONCRETE PIPE LF-LINEAR FEET

LN-LANE

RD-ROAD

ROW-RIGHT-OF-WAY RT-RIGHT SF-SQUARE FEET SQ FT-SQUARE FEET SQ YD-SQUARE YARD ST-STREET STA. —STATION STD-STANDARD SW-SIDEWALK SY-SQUARE YARD TC-TOP BACK OF CURB TEMP-TEMPORARY TG-TOP OF GRATE TI-TOP OF INLET TP-TOP OF PAVEMENT TS-TOP OF SIDEWALK TST-TOP OF STEP TXDOT-TEXAS DEPARTMENT OF TRANSPORTATION TYP-TYPICAL VERT-VERTICAL

GENERAL NOTES:

- 1. The CONTRACTOR shall place and maintain through the project's duration, such signs, barricades, and traffic control devices, in compliance with the latest edition of the Texas Manual on Uniform Traffic Control Devices, as required to protect the public and the construction workers during the construction activities. The CONTRACTOR shall be solely responsible for the selection of the appropriate warning devices necessary to comply with applicable regulations and to provide a safe construction site.
- 2.CONTRACTOR shall comply with all EPA/TCEQ storm water pollution prevention regulations. A Storm Water Pollution Prevention Plan shall be prepared prior to beginning construction. If applicable, all required notices shall be sent, all permit fees shall be paid, and all erosion control measures shall be placed prior to commencing construction. During the course of construction, the CONTRACTOR shall prepare and maintain all required inspection reports. In addition, the CONTRACTOR shall maintain all best management practices, including periodic removal of silt, temporary seeding, etc. Upon completion of the project and after vegetative cover has been reestablished, the CONTRACTOR shall remove and dispose of all temporary erosion control devices.
- 3.The CONTRACTOR shall be responsible for establishing and maintaining site drainage for the duration of construction activities at no additional expense to the OWNER whether by grading or pumping.
- 4. All existing underground lines on the plans are shown for the purpose of making the CONTRACTOR aware that they exist. Neither the ENGINEER, nor the OWNER makes any guarantees of the accuracy of the locations shown. Also, the locations of some existing utility lines are not known. The CONTRACTOR shall verify the location, size and material types of all underground utilities during construction. This information shall be noted on the record drawings. The final alignment of the proposed lines is subject to modification based on the establishment of accurate existing utility location information.
- 5.The Contractor shall notify all utility companies with facilities in the project area of the proposed construction not less than 48 hours prior to commencement of construction activities in accordance with state law.
- 6. Adequate provisions for protecting existing utilities shall be employed. The Contractor shall be responsible for all damages to existing utilities. Physical damages shall be repaired at the Contractor's expense. The Contractor may also be charged for loss of service and/or product.
- 7.The Contractor should be aware that there are overhead electrical, telephone, and other communications lines within the project site. The Contractor shall maintain the required clearances when operating equipment around these lines to prevent injury to workers and/or damages to lines.
- 8.The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to commencement of construction at 979-836-6631. Should the CONTRACTOR cease continuous work on the project for more than 1 week, the CONTRACTOR shall notify the ENGINEER at least 48 hours prior to resuming construction.
- 9.The CONTRACTOR shall take special care to insure that surface drainage is not impeded by the construction activities.
- 10. Any monuments, fences or other improvements damaged shall be restored to original or better condition by the CONTRACTOR.
- 11. The CONTRACTOR shall be responsible for safeguarding and protecting all materials and equipment stored on the jobsite. Said materials and equipment shall be stored in a workmanlike and safe manner to prevent injuries, during and after working hours.
- 12. All work shall be conducted in accordance with OSHA regulations. Competent, adequately trained, and qualified personnel shall be present on the jobsite throughout the construction period.
- 13. The CONTRACTOR shall be responsible for the protection and maintenance of partially completed work throughout the construction period.
- 14. The CONTRACTOR shall protect existing yards, fences, private utilities, drives, curbs, mail boxes, signs, culverts, OWNER'S facilities, and other improvements from damage during construction. Damages done to any such items shall be repaired at the CONTRACTOR's expense. If required, the CONTRACTOR shall move and replace such items as mail boxes, signs, fences, etc. Such items shall be reconstructed or replaced to equal or better than original condition.
- 15. The CONTRACTOR shall make every effort to maintain access to the site during the construction period. Extended periods of restricted access shall be limited and must be scheduled well in advance. Affected adjoining property owners must be given a minimum of 24 hours advance notice.
- 16. Access, construction operations, and storage of materials shall be confined to the OWNER's property and/or easements. Trespassing on abutting lands or other lands in the area is not allowed or authorized.
- 17. The CONTRACTOR may make arrangements, at the CONTRACTOR's expense, for the temporary use of private properties, in which case the CONTRACTOR shall indemnify and hold harmless the OWNER against all claims or demands arising from such use of private properties.
- 18. Accurate records of any deviations from the plans shall be kept on a set of record drawings. At the end of the project, the record drawings shall be delivered to the ENGINEER. Final payment for the project will not be made until acceptable records drawings are delivered to the ENGINEER.
- 19. The CONTRACTOR shall dispose of any excess excavation, concrete, and other construction materials in a manner acceptable to the OWNER and ENGINEER and in accordance with all applicable federal, state, and local regulations.
- 20.The CONTRACTOR shall maintain clean-up activities throughout the project period.
- 21. At the end of all construction activities, the CONTRACTOR shall restore the project site to an equal or better condition than existing site conditions prior to construction.
- 22.Upon completion of construction, all disturbed areas shall be finish graded and revegetated in accordance with EPA/TCEQ SWPPP regulations as directed by the engineer prior to final acceptance of the project.
- 23.The OWNER shall pay for all required initial testing. The CONTRACTOR shall pay for any required retests as a result of failure of the initial test.
- 24. All pavement/sidewalk slopes along handicapped accessible routes shall comply with all state and federal regulations. Maximum parking lot slopes in handicapped parking areas shall not exceed 50:1 (2%) in any direction. Maximum sidewalk grades along handicapped accessible routes shall not exceed 20:1 (5%). Maximum sidewalk cross slope shall not exceed 50:1 (2%). Should the Contractor discover any area of noncompliance, he shall notify the ENGINEER immediately.
- 25. All work within Texas Department of Transportation (TxDOT) right-of-way shall be in strict and full compliance with TxDOT permit requirements. The CONTRACTOR shall submit to the OWNER and ENGINEER an acceptable notarized statement that all improvements within TxDOT right-of-way were constructed in accordance with the plans, except as noted on the attached record set of drawings, and that the CONTRACTOR certifies the accuracy of the record drawings submitted to the OWNER and ENGINEER upon completion of the project.
- 26.The area under the building foot print shall be prepared in accordance with the structural drawings and specifications and the geotechnical report.
- 27. Prior to connecting new water lines to existing water lines or connecting existing services to new water lines, the CONTRACTOR shall successfully pressure test all new lines and obtain successful bacteriological tests, as required by TCEQ regulations. Copies of the successful test reports shall be furnished to the OWNER prior to putting the new facilities in service.
- 28. All ductile iron fittings shall be mechanical joint with retaining glands. NO PUSH ON FITTINGS WILL BE ALLOWED.
- 29.Unless specifically set out in the bid schedule, no separate payment will be made for any of the above items. These items shall be considered supplemental to the specific construction activities and the cost thereof shall be included in the appropriate bid item(s).

—————————————————————————————————————	— FS — FS — Future Sewer Line — FW — FW — FW — Future Water Line — AM — AM — Proposed Air Line — BH — BH — Proposed Baled Hay — X — X — Proposed Barbed Wire Fence — CW — CW — Proposed Chainlink Fence — CL — CL — Proposed Chlorine Line — CL — Proposed CL Creek — · · · · — Proposed CL Ditch
—————————————————————————————————————	— A — — A — Proposed Air Line — AM — — AM — Proposed Ammonia Line — BH — BH — Proposed Baled Hay — x — — x — Proposed Barbed Wire Fence — CW — CW — Proposed Chainlink Fence — CL — CL — Proposed Chlorine Line — CL — Proposed CL Creek
— AM — — — AM — Existing Ammonia Line — BH — — BH — Existing Baled Hay — X — — X — Existing Barbed Wire Fence — — — — — — Existing Chainlink Fence — CW — — CW — Existing Chilled Water Line — CL — — CL — Existing Chlorine Line — CL — Existing CL Creek — — — — — Existing CL Ditch	—————————————————————————————————————
— BH — BH — Existing Baled Hay — X — X — Existing Barbed Wire Fence — CW — CW — Existing Chainlink Fence — CL — CL — Existing Chlorine Line — CL — Existing CL Creek — Existing CL Ditch	— BH — BH — Proposed Baled Hay — x — x — Proposed Barbed Wire Fence — CW — CW — Proposed Chilled Water Line — CL — CL — Proposed Chlorine Line — CL — Proposed CL Creek
— X —— X —— Existing Barbed Wire Fence — → Existing Chainlink Fence — CW —— CW —— Existing Chilled Water Line — CL —— CL —— Existing Chlorine Line — CL —— Existing CL Creek — CL —— Existing CL Ditch	— x — x — Proposed Barbed Wire Fence — CW — CW — Proposed Chilled Water Line — CL — CL — Proposed Chlorine Line - CL — Proposed CL Creek
— X —— X —— Existing Barbed Wire Fence — → Existing Chainlink Fence — CW —— CW —— Existing Chilled Water Line — CL —— CL —— Existing Chlorine Line — CL —— Existing CL Creek — CL —— Existing CL Ditch	——————————————————————————————————————
- CW CW Existing Chilled Water Line - CL CL Existing Chlorine Line Existing CL Creek Existing CL Ditch	
- CW CW Existing Chilled Water Line - CL CL Existing Chlorine Line Existing CL Creek Existing CL Ditch	
	Proposed CL Creek
Existing CL Ditch	
	— · · · — · · · — Proposed CL Ditch
Existing CL Road	· ·
	———— Proposed CL Road
— cc ——— cc —— Existing Communication Cable	— cc — cc — Proposed Communication Cable
— DT ———— DT ——— Existing Data Cable	—— DT —— Proposed Data Cable
DC ——DC ——DC — Existing Downspout Collector Line	—DC —DC —DC — Proposed Downspout Collector Line
— DR ———— DR ——— Existing Drain Line	—— DR ——— DR —— Proposed Drain Line
Existing Easement	Proposed Easement
Existing Edge of Asphalt	— Proposed Edge of Asphalt
ELF ELF Existing Electric Fence	——ELF —— Proposed Electric Fence
TRANS — Existing Electric Transmission Line	TRANS Proposed Electric Transmission Line
— FF ——— FF —— Existing Fabric Fence	— FF — Proposed Fabric Fence
FO FO	— FO — FO — Proposed Fiber Optic Line
FL	
— FM ——— FM —— Existing Force Main	
— FD ——— FD —— Existing French Drain Line	— FD — FD — Proposed French Drain Line
G — G — Existing Gas Line	— G — G — Proposed Gas Line
— GW ———— GW ——— Existing Grey Water Line	—— GW —— GW —— Proposed Grey Water Line
— 。 ——— 。 —— Existing Hog Wire Fence	— • — Proposed Hog Wire Fence
— HW ———— HW ——— Existing Hot Water Line	— HW — HW — Proposed Hot Water Line
— IF ————— IF —— Existing Iron Fence	— IF — IF — Proposed Iron Fence — IRR — IRR — Proposed Irrigation Line
MF MF Existing Metal Fence	
NPW Existing Non-Potable Water Line	— oc — oc — Proposed Overhead Cable
— oc ——— oc —— Existing Overhead Cable — oe ——— oe —— Existing Overhead Electric Line	— OE — OE — Proposed Overhead Electric Line
— OT — OT — Existing Overhead Telephone Line	от от Proposed Overhead Telephone Line
P — Existing Pipeline	— P — P — Proposed Pipeline
	—— PP —— PP —— Proposed Propane Line
— PVC — PVC — Existing PVC Sleeve	—— PVC——— PVC—— Proposed PVC Sleeve
— R ——— R —— Existing Rail Fence	R Proposed Rail Fence
Existing Railroad Tracks	+ + + + Proposed Railroad Tracks
RW RW Existing Raw Water Line	
— RB ——— RB —— Existing Rock Berm	
— s —— s —— Existing Sanitary Sewer Line	s s Proposed Sanitary Sewer Line
— SF ——— SF —— Existing Silt Fence	— sr — sr — Proposed Silt Fence
— ST ——— ST —— Existing Storm Sewer	— ST — ST — Proposed Storm Sewer
Existing Swale	Proposed Swale
Existing Toe of Slope	Proposed Toe of Slope
Existing Top of Slope	——— Proposed Top of Slope
Existing Tree Line	Proposed Tree Line
OETV Cable	——OE——TV——— Proposed TV Cable
— c —— c —— Existing Underground Cable	— c — c — Proposed Underground Cable
— UC ——— UC —— Existing Underground Conduit	— uc — uc — Proposed Underground Conduit
UE UE Existing Underground Electric Line	
	ne — т — т — Proposed Underground Telephone Lin
- VF VF Existing Vinyl Fence	VF VF Proposed Vinyl Fence
w w Existing Water Line	— w — w — Proposed Water Line
WF WF Existing Wire Fence	WF WF Proposed Wire Fence
//// Existing Wood Fence	

VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING. EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

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MOSQUEDA	COOLING	&	HEATING
BRAZO:	S COUNTY,	TE>	KAS

REVISIONS

NO. DATE

NEW OFFICE

GENERAL NOTES, BENCHMARKS, ABBREVIATIONS, & LEGENDS

SYM	<u>IBOL</u>	LEG	<u>END</u>

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- -ELECTRIC POLE © -ELECTRIC CONDUIT
- ← GUY ANCHOR

- ★ -STREET LIGHT
- *⊸ –SIGN* \Box -MAILBOX
- -SANITARY SEWER MANHOLE
- –SANITARY SEWER CLEAN–OUT
- -TELEPHONE PEDESTAL
- □ −GAS METER
- ⋈ −GAS VALVE
- **■ -WATER METER** ⊗ −WATER VALVE
- → FIRE HYDRANT

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SCALE: _	NTS	DGN. BY: PIC
DATE:	08-19-2015	DWN. BY: CGM
JOB NO.	13678-0001-00	DWG. NO. COVER
	Have Been Reduced These Plans Is Not	osure Exactly 1" — If Not, The Plans Or Enlarged Therefore Scaling From Recommended And Could Result In hown On The Plans Shall Be Used rom The Plans.

INTERIM REVIEW Not intended for construction, bidding or permit purposes. Engineer: DARREN HUCKERT P.E. Serial No.: 101112

SHEET NO. Date: <u>08-19-2015</u> OF 6

